

**Oregon Water Resources Department
Water Right Services Division**

Application for Extension of Time

In the Matter of the Application for an Extension of Time)
for Permit G-12690, Water Right Application G-13322, in) PROPOSED FINAL ORDER
the name of Howard W. Houston)

Permit Information

Application:	G-13322
Permit:	G-12690
Basin:	4 – Hood / Watermaster District 3
Date of Priority:	March 10, 1993
Source of Water:	A well in Rock Creek Basin
Purpose of Use:	Industrial use, commercial use, and domestic use for 82 households
Maximum Rate:	0.37 cubic foot per second (cfs), basin being 0.14 cfs for industrial use, 0.14 cfs commercial use, and 0.09 cfs group domestic use for 82 households

Please read this Proposed Final Order in its entirety.

In Summary, the Department proposes to:

- Grant an extension of time to complete construction of the water system from October 1, 1998, to October 1, 2016.
- Grant an extension of time to apply water to full beneficial use from October 1, 1999, to October 1, 2016¹.

This Extension of Time request is being processed in accordance with Oregon Revised Statute 537.630 and 539.010(5), and Oregon Administrative Rule Chapter 690, Division 315.

¹Pursuant to ORS 537.630(4), upon the completion of beneficial use of water allowed under the permit, the permittee shall hire a certified water rights examiner to survey the appropriation. Within one year after the complete application of water to a beneficial use (or by the date allowed for the complete application of water to a beneficial use), the permittee shall submit a map of the survey and a new or revised claim of beneficial use as deemed appropriate by the Department.

ACRONYM QUICK REFERENCE

Department – Oregon Department of Water Resources

PFO – Proposed Final Order

cfs – cubic foot per second

gpm – gallons per minute

RM – river mile

AUTHORITY

Generally, see ORS 537.630 and OAR Chapter 690 Division 315.

ORS 537.630(1) provides in pertinent part that the Oregon Water Resources Department may, for good cause shown, order an extension of time within which: irrigation or other works shall be completed; the well or other means of developing and securing ground water shall be completed; or the right perfected. In determining the extension, the Department shall give due weight to the considerations described under ORS 539.010(5) and to whether other governmental requirements relating to the project have significantly delayed completion of construction or perfection of the right.

ORS 539.010(5) provides in pertinent part that the Water Resources Director, for good cause shown, may extend the time within which the full amount of the water appropriated shall be applied to a beneficial use. This statute instructs the Director to consider: the cost of the appropriation and application of the water to a beneficial purpose; the good faith of the appropriator; the market for water or power to be supplied; the present demands therefore; and the income or use that may be required to provide fair and reasonable returns upon the investment.

OAR 690-315-0040 provides in pertinent part that the Water Resources Department shall make findings to determine if an extension of time may be approved to complete construction and/or apply water to full beneficial use.

FINDINGS OF FACT

Background

1. Permit G-12690 was issued by the Department on August 21, 1996. The permit authorizes the use of up to 0.37 cfs of water from a well in Rock Creek Basin being 0.14 cfs for industrial use, 0.14 cfs commercial use, and 0.09 cfs group domestic use for 82 households. The permit specified actual construction of the well to begin by August 21, 1997, construction of the water system was to be completed by October 1, 1998, and complete application of water was to be made on or before October 1, 1999.
2. On September 10, 1999, the Department received an Affidavit of Voluntary Cancellation of Permit G-12690.

3. On February 28, 2003, the Department issued (Special Order Volume 57, Page 140) a Final Order for Cancellation of Certain Permits, including Permit G-12690 to Appropriate Water under the provisions of ORS 537.260.
4. On April 2, 2003, the Department received a request for reinstatement of Permit G-12690.
5. On April 10, 2003, the Department issued (Special Order Volume 57, Page 419) an Order Granting Reconsideration, Reversing Cancellation Order, and Reinstating Permit G-12690.
6. On May 28, 2010, the Department issued a letter by certified mail, requesting either a Claim of Beneficial Use or an extension of time be submitted, or cancellation proceedings for Permit G-12690 would begin.
7. On October 28, 2010, a Claim of Beneficial Use was submitted to the Department for review.
8. The permit holder, Howard W. Houston, submitted an "Application for Extension of Time" to the Department on May 16, 2016, requesting both the time to complete construction of the water system be extended from October 1, 1998, to October 1, 2016, and the time to apply water to full beneficial use under the terms and conditions of Permit G-12690 be extended from October 1, 1999, to October 1, 2016. This is the first permit extension requested for Permit G-12690.
9. Notification of the Application for Extension of Time for Permit G-12690 was published in the Department's Public Notice dated May 24, 2016. No public comments were received regarding the extension application.

Review Criteria [OAR 690-315-0040]

The time limits to complete construction and/or apply water to full beneficial use may be extended if the Department finds that the permit holder has met the requirements set forth under OAR 690-315-0040. This determination shall consider the applicable requirements of ORS 537.230², 537.248³, 537.630⁴ and/or 539.010(5)⁵.

Complete Extension of Time Application [OAR 690-315-0040(1)(a)]

10. On May 16, 2016, the Department received a completed Application for Extension of Time and the fee specified in ORS 536.050 from the permit holder.

²ORS 537.230 applies to surface water permits only.

³ORS 537.248 applies to reservoir permits only.

⁴ORS 537.630 applies to ground water permits only.

⁵ORS 539.010(5) applies to surface water and ground water permits.

Start of Construction [OAR 690-315-0040(1)(b) and 690-315-0040(5)]

11. Actual construction of the well began prior to the August 21, 1997, deadline specified in the permit. According to the permit holder, construction of the Well (WASC 2733) began June 11, 1975.

According to the well log received by the Department on June 18, 1975, Well (WASC 2733) construction began June 11, 1975, and was completed on June 13, 1975. The Department has determined that the prosecution of the construction of the well began prior to August 21, 1997.

Duration of Extension [OAR 690-315-0040(1)(c)]

Under OAR 690-315-0040(1)(c), in order to approve an extension of time for water use permits the Department must find that the time requested is reasonable and the applicant can complete the project within the time requested.

12. As of May 16, 2016, the application states the remaining work to be completed consists of meeting all permit conditions and applying water to full beneficial use.

Given the amount of development left to occur, the Department has determined that the permit holder's request to have until October 1, 2016, to accomplish the application of water to beneficial use under the terms and conditions of Permit G-12690 is both reasonable and necessary.

Good Cause [OAR 690-315-0040(1)(d)]

The Department's determination of good cause shall consider the requirements set forth under OAR 690-315-0040(2).

Reasonable Diligence of the Appropriator [OAR 690-315-0040(2)(a)]

The Department's determination of reasonable diligence shall consider the requirements set forth under OAR 690-315-0040(3)(a-d). In accordance with OAR 690-315-0040(3), the Department shall consider, but is not limited to, the following factors when determining whether the applicant has demonstrated reasonable diligence in previous performance under the permit:

Amount of Construction [OAR 690-315-0040(3)(a)]

13. The application states, work was accomplished within the time allowed in the permit or previous extension as follows:

- a. Construction of the Well (WASC 2733) began prior to permit issuance. According to the well log received by the Department on June 18, 1975, Well (WASC 2733) construction began June 11, 1975, and was completed on June 13, 1975.
- b. Work was completed during the original development time frame under Permit G-12690. Work accomplished includes making well water assessable to the operation.

The Department has determined that work has been accomplished prior to permit issuance and within the time allowed in the permit, which provides evidence of good cause and reasonable diligence towards the complete application of water to a beneficial use.

Beneficial Use of Water [OAR 690-315-0040(3)(b)]

14. The application states a maximum rate of 0.14 cfs of water has been appropriated from the well for industrial use. The application states that there was no commercial use developed and the domestic is no longer in use as the Mosier Manor Mobile Park has been connected to the City of Mosier's water system.
15. Beneficial use of water has not yet been demonstrated under this permit because not all permit conditions were satisfied by October 1, 1999.

Compliance with Conditions [OAR 690-315-0040(3)(c)]

16. The Department has considered the permit holder's compliance with conditions, and has identified the following concerns: the required seven consecutive March static water level measurements have not been received by the Department within the development time required by the permit.

The Department records show the permit holder submitted the required March static water level measurements for the years 2002, and 2009 through 2015.

The Department has determined that this extension will allow submittal of March static water level measurements after October 1, 1999, to satisfy compliance of the condition of "Following the first year of water use, the user shall submit seven consecutive annual reports of static water level measurements.", in an effort to make proof of beneficial use of the water as required by Permit G-12690.

Beneficial use of water under this permit, therefore, has not yet been demonstrated. In order to legally perfect the use of water under this permit, the permit holder must demonstrate that all conditions of the permit have been satisfied.

Financial Investments to Appropriate and Apply Water to a Beneficial Purpose [OAR 690-315-0040(2)(b),(3)(d),(4)(d)]

17. The application states the permit holder has invested about \$15000, which is the total cost for complete development of this project.

Good Faith of the Appropriator [OAR 690-315-0040(2)(c)]

18. The Department has found good faith of the appropriator under Permit G-12690.

The Market and Present Demands for Water [OAR 690-315-0040(2)(d-e)]

The Department's determinations of market and present demand for water or power to be

supplied shall consider the requirements set forth under OAR 690-315-0040(4)(a-f). In accordance with OAR 690-315-0040(4), the Department shall consider, but is not limited to, the following factors when determining the market and the present demand for water or power to be supplied:

The amount of water available to satisfy other affected water rights and scenic waterway flows; special water use designations established since permit issuance, including but not limited to state scenic waterways, federal wild and scenic rivers, serious water management problem areas or water quality limited sources established under 33 U.S.C. 1313(d); or the habitat needs of sensitive, threatened or endangered species, in consultation with the Oregon Department of Fish and Wildlife [OAR 690-315-0040(4)(a-c)].

19. The amount of water available to satisfy other affected water rights and scenic waterway flows was determined at the time of issuance of Permit G-12690; furthermore, water availability for other affected water rights and scenic waterway flows after the permit was issued is determined when an application for a new water right is submitted. The point of appropriation for Permit G-12690, located within the Columbia River Basin, is not located within a limited or critical ground water area. Rock Creek is not located within or above any state or federal scenic waterway, however, it is located within an area ranked "moderate" for stream flow restoration needs as determined by the Department in consultation with the Oregon Department of Fish and Wildlife, and is located within a Sensitive, Threatened or Endangered Fish Species Area as identified by the Department in consultation with Oregon Department of Fish and Wildlife. The point of appropriation is in an area listed by the Department of Environmental Quality as a water quality limited stream for temperature at river mile (RM) 0.0 to 10.6.

Other economic interests dependent on completion of the project [OAR 690-315-0040(4)(e)].

20. None have been identified.

Other factors relevant to the determination of the market and present demand for water and power [OAR 690-315-0040(4)(f)].

21. None have been identified.

Fair Return Upon Investment [OAR 690-315-0040(2)(f)]

22. Use and income from the permitted water development will likely result in reasonable returns upon the investment made to date.

Other Governmental Requirements [OAR 690-315-0040(2)(g)]

23. Delay in the development of this project was not caused by any other governmental requirements.

Unforeseen Events [OAR 690-315-0040(2)(h)]

24. None have been identified.

CONCLUSIONS OF LAW

1. The applicant is entitled to apply for an extension of time to complete construction and/or completely apply water to the full beneficial use pursuant to ORS 537.630(1).
2. The applicant has submitted a complete extension application form and the fee specified in ORS 536.050, as required by OAR 690-315-0040(1)(a).
3. The applicant complied with begin actual construction timeline requirements pursuant to ORS 537.630 as required by OAR 690-315-0040(1)(b) and OAR 690-315-0040(5).
4. Based on Finding of Facts 11 through 18, full application of water to beneficial use can be accomplished by October 1, 2016, as required by OAR 690-315-0040(1)(c).
5. The Department has considered the reasonable diligence and good faith of the appropriator, the cost to appropriate and apply water to a beneficial purpose, the market and present demands for water to be supplied, the financial investment made and fair and reasonable return upon the investment, the requirements of other governmental agencies, and unforeseen events over which the permit holder had no control, whether denial of the extension will result in undue hardship to the applicant and whether there are no other reasonable alternatives for meeting water use needs, any other factors relevant to a determination of good cause, and has determined that the applicant has shown that good cause exists for an extension of time to apply water to full beneficial use pursuant to OAR 690-315-0040(1)(d).


PROPOSED ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, the Department proposes to issue an order to:

Extend the time to complete construction of the water system from October 1, 1998, to October 1, 2016.

Extend the time to apply water to beneficial use under Permit G-12690 from October 1, 1999, to October 1, 2016.

DATED: July 5, 2016


Dwight French, Administrator,
Water Right Services Division

*If you have any questions,
please check the information
box on the last page for the
appropriate names and
phone numbers.*

Proposed Final Order Hearing Rights

1. Under the provisions of OAR 690-315-0100(1) and 690-315-0060, the applicant or any other person adversely affected or aggrieved by the proposed final order may submit a written protest to the proposed final order. The written protest must be received by the Water Resources Department no later than **August 19, 2016**, being 45 days from the date of publication of the proposed final order in the Department's weekly notice.
2. A written protest shall include:
 - a. The name, address and telephone number of the petitioner;
 - b. A description of the petitioner's interest in the proposed final order and if the protestant claims to represent the public interest, a precise statement of the public interest represented;
 - c. A detailed description of how the action proposed in the proposed final order would adversely affect or aggrieve the petitioner's interest;
 - d. A detailed description of how the proposed final order is in error or deficient and how to correct the alleged error or deficiency;
 - e. Any citation of legal authority supporting the petitioner, if known;
 - f. Proof of service of the protest upon the water right permit holder, if petitioner is other than the water right permit holder; and
 - g. The applicant or non-applicant protest fee required under ORS 536.050.
3. Within 60 days after the close of the period for requesting a contested case hearing, the Director shall:
 - a. Issue a final order on the extension request; or
 - b. Schedule a contested case hearing if a protest has been submitted, and:
 - 1) Upon review of the issues, the Director finds there are significant disputes related to the proposed agency action; or
 - 2) The applicant submits a written request for a contested case hearing within 30 days after the close of the period for submitting protests.

Notice Regarding Service Members: Active duty service members have a right to stay proceedings under the federal Service Members Civil Relief Act. 50 U.S.C. App. §§501-597b. You may contact the Oregon State Bar or the Oregon Military Department for more information. The toll-free telephone number for the Oregon State Bar is: 1 (800) 452-8260. The toll-free telephone number of the Oregon Military Department is: 1 (800) 452-7500. The Internet address for the United States Armed Forces Legal Assistance Legal Services Locator website is: <http://legalassistance.law.af.mil>

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